



All The Ingredients Needed For A Fabulous Lifestyle

Nestled in the serene cul-de-sac of Wynches Farm Drive, St. Albans, this four-bedroom detached house offers a perfect blend of comfort and potential. With three spacious reception rooms, this home is ideal for both family living and entertaining guests. The property boasts four well-proportioned bedrooms, including a principal suite with an en-suite bathroom, ensuring privacy and convenience for the whole family. One of the standout features of this residence is its enviable location. It is within walking distance to the highly regarded Beaumont and Oakwood schools, making it an excellent choice for families with children. The peaceful surroundings are further enhanced by the property backing onto beautiful woodland, providing a tranquil backdrop for everyday life. Additionally, this home presents an exciting opportunity for those looking to expand their living space, as there is scope to extend the property, subject to planning permission. This flexibility allows you to tailor the home to your specific needs and preferences. In summary, this delightful detached house on Wynches Farm Drive is not just a home; it is a lifestyle choice, offering comfort, convenience, and the potential for future growth. Do not miss the chance to make this wonderful property your own.

WYNCHES FARM DRIVE

ST. ALBANS
AL4 0XH

Guide Price £979,000

EPC Rating: C Council Tax Band: F





Specialists in Bespoke Properties

- Four Bedrooms
- Outstanding School Catchment Area
- Cul-De-Sac Location
- En-Suite
- Driveway
- Private Rear Garden
- Scope To Extend STPP
- Complete Chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	79
England & Wales		EU Directive 2002/91/EC	





Perfect Fusion of Location And Way of Living

Why Cassidy & Tate

Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to you a more personalised service, tailored to your home buying, selling and letting needs.

We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

Your Local Property Experts



As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team will be available to you when in need to help overcome any stressful situations that may arise. We are here to offer you valuable and honest advice when needed so that you can navigate the best path through the process. We know the marketplace, the buyers, the sellers and neighbourhoods, but most importantly we know how to put our clients' needs first. Our state of the art sales tools, modern technology and our own in-house fully independent Mortgage Broker is here to make your journey easier and more direct to your final goal. At Cassidy & Tate you will be in control of your sale or purchase and we will help you get the best result possible



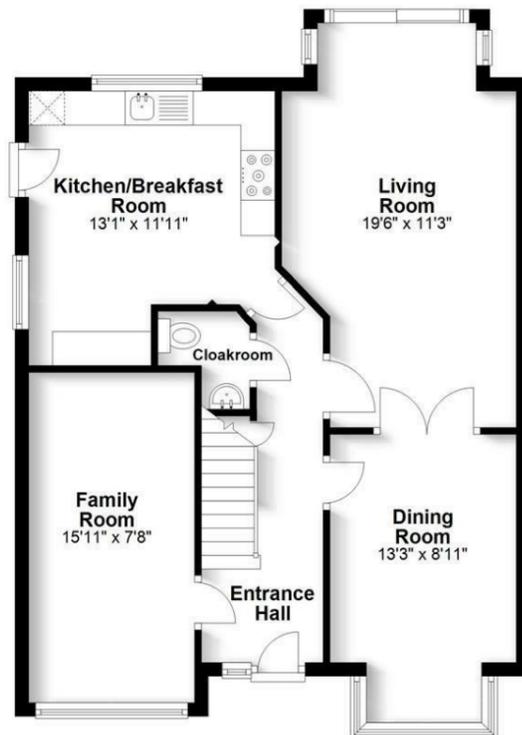
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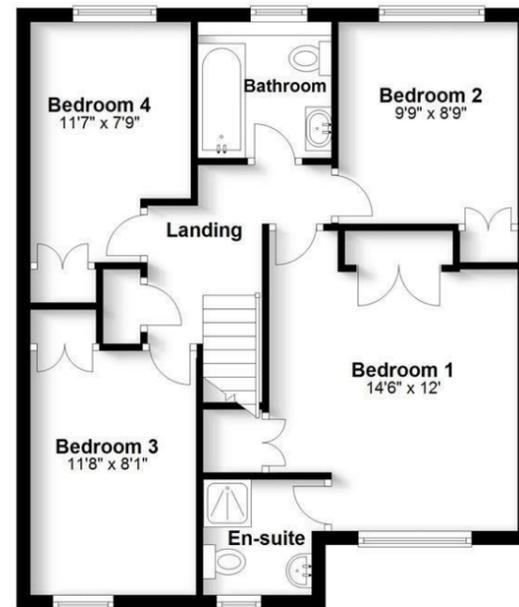
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Ground Floor
Approx. 698.1 sq. feet



First Floor
Approx. 620.7 sq. feet



Total area: approx. 1318.8 sq. feet

Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.

Plan produced using PlanUp.

Award Winning Agency

